

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING CONDITIONS THAT MAY EFFECT THE COST OF SCHEDULING CONSTRUCTION ACTIVITIES, PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING SOIL CONDITIONS, AND CONDITIONS RELATED TO THE EXISTING UTILITIES AND SERVICES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR SAME. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
- DO NOT SCALE DRAWINGS. DETAILS TO USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS. DIMENSION ON PLANS ARE FACE OF FRAMING OR CENTER CENTER LINE OF COLUMNS TYPICALLY. DOOR AND GATED OPENING DIMENSIONS ARE TO BE SIX (6) INCHES FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS.
- THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED, AS PER MINIMUM MANUFACTURERS RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY RESULTING CONFLICTS.
- ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES, IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.
- INSTALL DUST BARRIERS AND OTHER PROTECTION AS REQUIRED TO PROTECT INSTALLED FINISHES AND FACILITIES.
- PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS, ETC. ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE IN THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE OWNERS ATTENTION IN WRITING.
- THIS PROJECT CONTAINS GLAZING THAT WILL BE SUBJECT TO FEDERAL AND LOCAL GLAZING STANDARDS AND THE GLAZING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO THESE REQUIREMENTS. IF THE GLAZING SUBCONTRACTOR FINDS ANYTHING IN THE DOCUMENTS NOT IN COMPLIANCE WITH THE STANDARDS, HE/SHE SHALL BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- ALL GLAZING IN HAZARDOUS LOCATIONS, DEFINED BY THE 2012 IRC SEC. R308.1 & R308.4, SHALL BE SAFETY GLAZING, INCLUDING BUT NOT LIMITED TO THE SAFETY GLAZING IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.
- THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FINISHED AND FINISHED UNLESS NOTED AS EXPOSED CONSTRUCTION ON DRAWINGS. OFFSET STUDS WHERE REQUIRED, SO THAT FINISHED WALL SURFACE WILL BE FLUSH.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CARRY ALL FOOTINGS TO SOLID, UNDISTURBED ORIGINAL EARTH. REMOVE ALL UNSUITABLE MATERIAL UNDER FOOTINGS AND SLAB AND REPLACE WITH CONCRETE OR WITH COMPACTED FILL AS DIRECTED BY ARCHITECT.
- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE 2012 IRC.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESURE TREATED WITH AN APPROVED PRESERVATIVE UNLESS DECAY RESISTANT HEARTWOOD OF CEDAR OR REDWOOD IS USED. FASTENERS FOR PRESURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
- PROVIDE FIRE BLOCKING VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET, AND AS REQUIRED FOR CONCEALED SPACES UNDER 2012 IRC SEC. R602.8 & 302.11
- NAIL GYPSUM WALLBOARD TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH COOLER NAILS @ 7 INCHES O.C. MAXIMUM SPACING UNLESS SHOWN OTHERWISE. USE 5d FOR ½ INCH WALLBOARD, 6d FOR ¾ INCH WALLBOARD.
- PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
- STRUCTURAL, ELECTRICAL, MECHANICAL AND ENERGY NOTES ARE LOCATED WITHIN THIS SET OF DRAWINGS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES TO THE SITE PRIOR TO BEGINNING ANY SITE IMPROVEMENTS.
- NO MATERIALS FROM THE WORK ARE TO BE STOCK PILED ON THE PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND DEBRIS IS TO BE REMOVED FROM THE SITE.
- ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.
- ALL DOWN SPOUTS AND ROOF DRAINS TO BE CONNECTED TO STORM SEWER BY TIGHT LINE UNLESS SITE CONDITIONS ALLOW FOR DRYWELLS OR SURFACE DRAINAGE AND UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ARE FACE OF STUD WALL, CENTERLINE OF COLUMN, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO BUILDING OCCUPATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES DURING THE COURSE OF THE PROJECT.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGES ORDERS ON THE PREMISES AT ALL TIMES. SAID PLANS ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- THE CONTRACTOR AND/OR THE SUBCONTRACTORS SHALL APPLY FOR, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES EXCEPT FOR THE BUILDING PERMIT.
- ALL CONSTRUCTION SHALL COMPLY WITH: THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC), 2012 IBC, 2010 ASCE 2.008 SDPMs, 2012 WSEC, AND ETC.

PLUMBING NOTES

- ALL PLUMBING WORK IS TO BE BIDDER DESIGNED AND SHALL COMPLY WITH APPLICABLE CODES INCLUDING BUT LIMITED TO: THE CODES REFERENCED IN GENERAL NOTE #24.
- PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK. DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN TWO FEET NOR LESS THAN 6 INCHES ABOVE THE GROUND, POINTING DOWN.
- HOT WATER TANKS HAVING FLEXIBLE PIPE CONNECTIONS AND OVER FOUR FEET TALL SHALL BE STRAPPED DOWN TO PREVENT OVERTURN IN AN EARTHQUAKE.
- HOT WATER HEATERS LOCATED IN GARAGES SHALL BE ELEVATED PER 2012 IRC p2801.6.
- PROVIDE AN APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBS.
- CONTRACTOR SHALL PROVIDE A DRY AND WATER DISTRIBUTION RISER DIAGRAM FOR COUNTY AND ARCHITECT REVIEW.
- EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEAN OUT AT ITS UPPER TERMINAL.
- CONTRACTOR TO PROVIDE HORIZONTAL DRAINAGE PIPING THAT MEETS UPC FOR SLOPE REQUIREMENTS.

MECHANICAL & ENERGY NOTES

- ALL MECHANICAL WORK TO BE BIDDER DESIGNED AND SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO: THE CODES REFERENCED IN GENERAL NOTE #24.
- THE MECHANICAL WORK, WHILE BIDDER DESIGNED, MUST ADHERE TO ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
- VENTILATION OF ALL AREAS SHALL BE IN CONFORMANCE WITH THE IRC AND WSEC.
- ALL EXTERIOR JOINTS AROUND WINDOWS AND DOORS, OPENINGS BETWEEN WALLS AND ROOF OR FOUNDATIONS, OPENINGS AT PENETRATIONS, AND ALL OTHER SUCH OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE PER THE WASHINGTON STATE ENERGY CODE.
- EXTERIOR DOORS ARE TO BE 1-½ INCH SOLID CORE WITH FULL WEATHER STRIP AND THRESHOLD. ALL GLAZING IN EXTERIOR DOORS IS TO BE DOUBLE GLAZED WITH SAFETY GLASS.
- ALL EXTERIOR GLAZING IS TO BE DOUBLE GLAZED.
- ISSAGUAH IS IN CLIMATE ZONE 5

ELECTRICAL NOTES

- ALL WORK PER COUNTY AND STATE CODES AND APPLICABLE ORDINANCES. OBTAIN AND PAY FOR PERMITS.
- ALL ELECTRICAL WORK IS TO BE BIDDER DESIGNED AND SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE CODES REFERENCED IN GENERAL NOTE #24.
- WIRING METHODS SHALL BE AS PERMITTED BY "CODE" AND INSTALLATION PER "NECA" STANDARDS.
- USE OF ALUMINUM WIRE IS LIMITED TO SIZE #4 AND LARGER.
- ALL DEVICES TO BE SPECIFICATION GRADE.
- ALL NEW ELECTRICAL PANELS OR LOAD CENTERS TO BE PROTECTED ON LINE SIDE BY CURRENT LIMITING FUSES.
- ALL RECEPTACLES SHALL BE AT 15 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
- ALL SWITCHES SHALL BE 42 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
- LOCATE RECEPTACLES PER 2012 IRC.
- PROVIDE GROUND FAULT CIRCUIT INTERCEPTORS, (GFCI) PER 2012 IRC.
- PROVIDE LIGHTING OUTLETS PER 2012 IRC.
- VERIFY ALL RECEPTACLE, SWITCH, AND FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

GENERAL STRUCTURAL NOTES

- A. GENERAL
- ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND THE INTERNATIONAL BUILDING CODE (2006 EDITION). CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES.

GENERAL STRUCTURAL NOTES CONT.

- B. CONCRETE
- CONCRETE SHALL ATTAIN A 28-DAY STRENGTH ( $f_c$ ) OF AT LEAST 3000 PSI. FOR WEATHERING, THE MIX SHALL CONTAIN NOT LESS THAN 5 ½ BAGS OF CEMENT PER CUBIC YARD. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, ALL #4 BARS SHALL BE GRADE 60,  $f_y$  = 60 KSI. ALL #5 BARS SHALL BE GRADE 60,  $f_y$  = 60 KSI. LAP ALL CONTINUOUS REINFORCING 30 BAR DIAMETERS FOR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND GRADE BEAM INTERSECTIONS. ANCHOR BOLTS TO BE MINIMUM ¾" DIAMETER "J" BOLTS EMBED A MINIMUM OF 7 INCHES OR PER SHEAR WALL SCHEDULE.
- C. CARPENTRY
- FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH ICLIB STANDARD GRADING RULES FOR THE WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: STUDS, PLATES & MISC. LT. FRAMING: HEM-FIR STD OR BETTER BEAMS AND HEADERS: 2.0E PSL  $F_b$ =2400 PSI OR 1.5E LSL  $F_b$ =2250 PSI JOISTS: TJI PREFABRICATED WOOD JOISTS SHALL BE AS MANUFACTURED BY TRUSS JOIST MACMILLAN CORPORATION OR APPROVED EQUAL. JOISTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS PUBLISHED SPECIFICATIONS.
  - SHEATHING  
ROOF SHEATHING: 1/2" OSB APA RATED SHEATHING (48 / 24). LAY UP WITH MINIMUM ½" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. PROVIDE FLY CLIPS AT PANEL EDGES MIDWAY BETWEEN RAFTERS. NAILING SHALL BE 10d BOX AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS. PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
  - ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESURE TREATED.
  - NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.
  - WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS. ALL WOOD FRAMING DETAILS NOT SHOWN, OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING UNLESS OTHERWISE NOTED SHALL CONFORM TO TABLE 2304.4.1 OF THE INTERNATIONAL BUILDING CODE.

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

TERMITE:	SLIGHT TO MODERATE
DECAY:	SLIGHT TO MODERATE
WINTER DESIGN TEMP:	24
ICE-SHIELD REQUIRED:	NO
FLOOD HAZARDS:	NONE
AIR FREEZING INDEX:	119
MEAN ANNUAL TEMP:	46

DESIGN DATA

ROOF LOADS:	LL 25#/SF (SNOW HEATED)
	DL 10#/SF
TOTAL	35# SF (UNLESS NOTED OTHERWISE)
FLOOR LOADS:	LL 40#/SF DL 10#/SF
TOTAL	50#/SF
DECK LOADS:	LL 60#/SF DL 10#/SF
TOTAL	70#/SF
SOIL:	1500 PSF MIN.
CONCRETE:	2500 PSI AFTER 28 DAYS

MASONARY:	PER 2012 IRC
STEEL:	PER 2012 IRC (GRADE 40)
WOOD:	PER 2012 IRC
NAILING:	PER 2012 IRC, NAILING PER TABLES 602.3(1) & R602.10

SEISMIC:	ZONE - D2 V = see design calculations (Vd1)
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WEATHERING POTENTIAL:	MODERATE
FROST LINE:	24"
E.F.P.:	45 PSF
4" BEAM:	DOUGLAS FIR #2 $f_y$ = 180 PSI $F_b$ = 875 PSI $E$ = 1,800,000 PSI $f_y$ = 140 PSI $F_b$ = 875 PSI $E$ = 1,100,000 PSI

6" BEAM, DF# 2:	DOUGLAS FIR #2 $f_y$ = 180 PSI $F_b$ = 875 PSI $E$ = 1,800,000 PSI
4" POST:	DOUGLAS FIR #2 $f_{c  }$ = 1350 PSI $E$ = 1,800,000 PSI

6" x 8" POST, DF# 2	$f_{c  }$ = 700 PSI $E$ = 1,300,000 PSI
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JOISTS / RAFTERS & STUDS:	HEM FIR #2 $f_y$ = 150 PSI $F_b$ = 850 PSI $E$ = 1,300,000 PSI
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GLU-LAM BEAMS:	$f_y$ = 240 PSI $F_b$ = 2,400 PSI (REDUCED BY SIZE FACTOR, GFCI) $E$ = 1,800,000 PSI
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NOTE:	VARIATIONS FROM THE ABOVE LUMBER GRADES WILL BE NOTED ON THE PLANS.
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SUBFLOOR:	¾" T&G T&G PLYWOOD OR OSB APA RATED STURD-I-FLOOR 16" O.C.
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WALL & ROOF SHEATHING:	APA RATED SHEATHING
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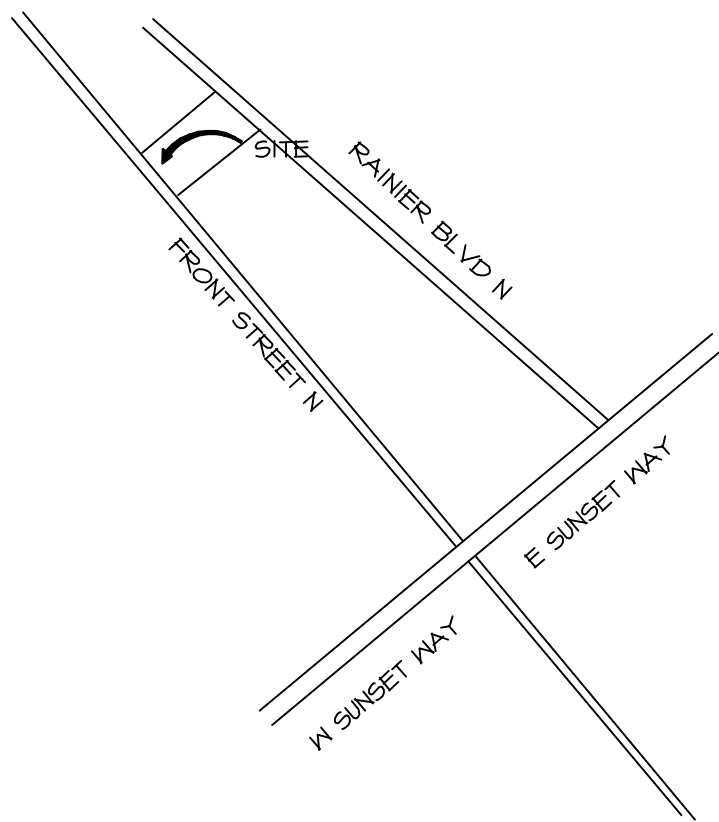
DESIGN CRITERIA

LIVE LOADS:		DEAD LOADS:	
FLOOR:	psf 40	FLOOR:	psf 12
ROOF SNOW LOAD:	psf 40	ROOF:	psf 10
FROST DEPTH: MINIMUM 16"	SOIL BEARING PRESSURE: ASSUME 1500 lbs. W/O SOILS REPORT.		

SEISMIC LOADS:			
S <sub>a</sub> & S <sub>d</sub> =	1.68	S <sub>a</sub> & S <sub>d</sub> =	
DESIGN CATEGORY:	D	IMPORTANCE FACTOR:	1
SITE CLASS:	D	FORCE RESISTING SYSTEM:	PRACED FRAME
C <sub>s</sub> :	117	DESIGN BASE SHEAR:	10.8

WIND LOADS:	
WIND SPEED:	89 mph
λ =	1.0
EXPOSURE:	B
K <sub>zt</sub> =	1.0

VICINITY MAP



LEGEND:

	INTERIOR BEARING WALL
	BEARINGS ABOVE
	FLOOR LINE ABOVE
	MULTIPLE 2x STUDS @ POINT LOAD
	INDICATES SHEAR WALL REFER TO SCHEDULE ON SHEET A2
	INDICATES M5T48 STRAP TYPICAL WHERE SHOWN UNLESS NOTED OTHERWISE.
	INDICATES 5THD14RJ HALDDOWN TYPICAL WHERE SHOWN UNLESS NOTED OTHERWISE.
	POINT LOAD ABOVE
	INDICATES 2x6 OVERFRAMING MAXIMUM SPAN UNSUPPORTED AT 24" O.C. = 9'-1" AT 12" O.C. = 13'-1"
	BOLT LENGTH IN VERTICAL MEMBER
	SMOKE DETECTOR IIOV INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP
	INDICATES LOCATION OF HEAT REGISTER
	DOWNSPOUT
	SAFETY GLASS
	VENT TO OUTSIDE
	FAN - VENT TO OUTSIDE 50 CFM MINIMUM
	CARBON MONOXIDE DETECTOR, IIOV INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP

PARKING SPACES

REQUIRED, EXISTING OFFICE	605 SF/300=2 SPACES
PROPOSED OFFICE	1715 SF/300=2.6 SPACES
PROPOSED RETAIL	1715 SF/200=3.8 SPACES
TOTAL SPACES REQUIRED	8 SPACES

SPACES PROVIDED  
1- FULL SIZE  
1- VAN SIZE ACCESSIBLE

PROJECT INFORMATION

PROJECT ADDRESS:	154 FRONT ST S ISSAGUAH, WA
PARCEL NUMBER:	3424064356
LEGAL DESCRIPTION:	SCHMIDTS 1ST ADD TO GILMAN LOT 6 LESS N 25 FT TH OF & LESS ADDITIONAL FOR SD LOT 6 DAF - BEG AT NKN OF S LN OF DC 25 FT SD LOT 6 WITH E NKN OF FRONT ST TH S 1-47-38 W ALG SD E MGN 2.60 FT TH S 88-30-44 E 105 FT TO WLY MGN OF BN RR R/W TH N 14-57-26 W ALG SD WLY MGN 2.18 FT TO S LN OF N 25 FT SD LOT 6 TH N 88-12-22 W 104.38 FT TO BEG TGM ALL OF LOT 7 & N 10 FT OF LOT 8 - AKA LOT B OF ISSAGUAH LOT LN ADJ MLLA-42-03 REC #4121040436

BUILDING DEPARTMENT & PLANS REVIEWER	CITY OF ISSAGUAH
OWNER:	MIKE HOMME
ARCHITECT:	RICK JONES & ASSOCIATES PO BOX 1137 NORTH BEND WA 98045 TEL 425-828-4117 FAX 425-822-1918 RICK JONES

SURVEYOR:	
LANDSCAPE ARCHITECT:	LANE & ASSOCIATES 13802 28TH AVE NW TULALIP WA 98052 425-885-2319

BUILDING CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	B
ZONING:	CBD
BUILDING CODE:	2012 IBC/IFC/IMC/WSEC/IFC ANSI 2009 WA, STATE AMMENDMENTS
ENERGY CODE & COMPLIANCE OPTIONS:	<ul style="list-style-type: none"><li>2012 WASHINGTON STATE ENERGY CODE - WAC 51-51, CLIMATE ZONE I 21CHAPTER 6 - PRESCRIPTIVE COMPLIANCE</li><li>OPTION III, TABLE 6-1 REFER TO ENERGY NOTES ON THIS SHEET FOR ADDITIONAL NOTES AND REQUIREMENTS</li></ul>
ADDITIONAL CODES:	2012 WASHINGTON STATE VENTILATION & INDOOR AIR QUALITY - WAC 51-13 2012 INTERNATIONAL MECHANICAL CODE 2012 UNIFORM PLUMBING CODE 2012 IFG

SQ. FT. 1623 SF

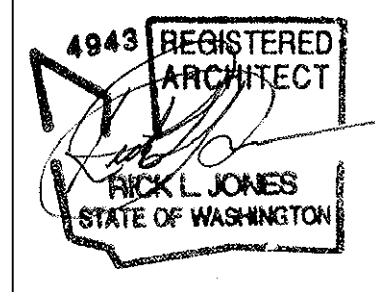
NEW SPACE	1623 SF
RESTROOMS	154 SF
MECHANICAL	100 SF

OCC. LOAD

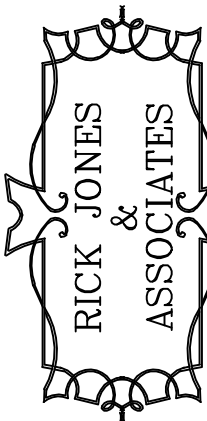
OCC. LOAD 1777/100=17

SHEET INDEX

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A-3	MAIN FLOOR PLAN
A-4	ROOF FRAMING PLAN
A-5	SECTIONS & DETAILS



1400 112TH AVE SE  
BELLEVUE WA 98004  
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North Bend, WA 98045

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project:  
HOME OFFICE  
154 FRONT STREET  
ISSAGUAH, WA

date: 4-1-15  
permit:  
revisions:

drawn by: RLM  
checked by: RLJ

SHEET

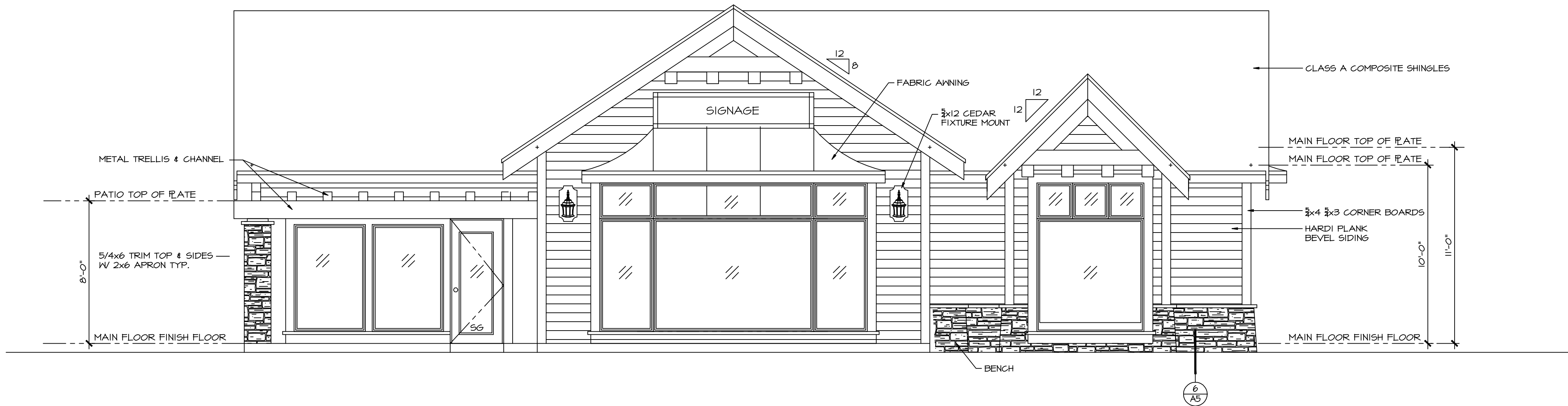
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OF

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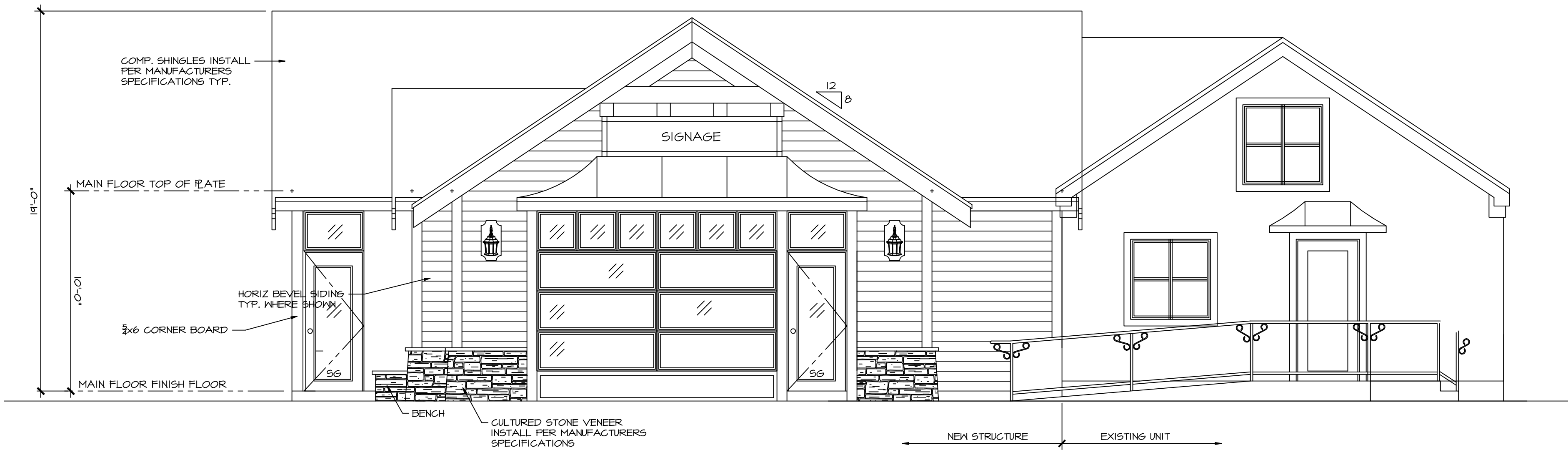
COVER SHEET

shall verify all dimensions, conditions etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



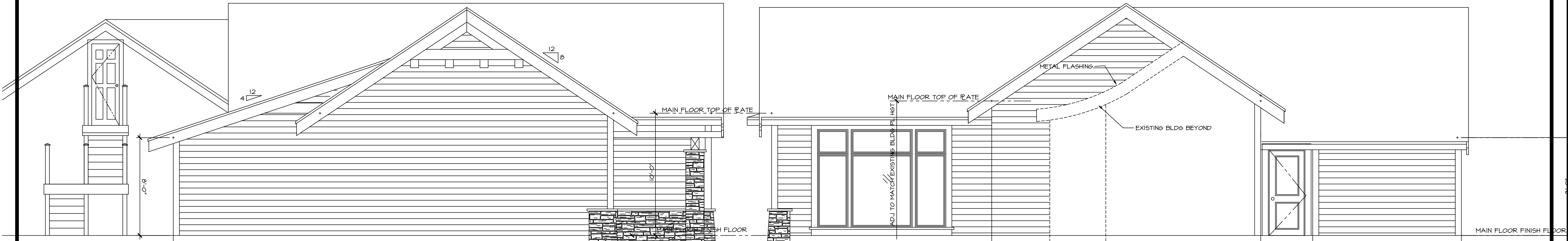
FRONT STREET ELEVATION

SCALE:  
1/4" = 1'-0"



SOUTH ELEVATION

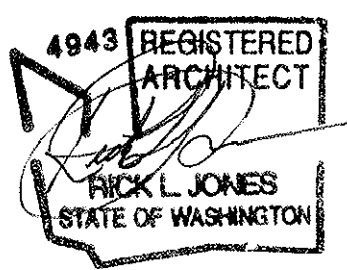
SCALE:  
1/4" = 1'-0"



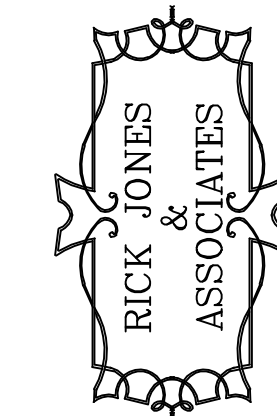
NORTH ELEVATION

EAST ELEVATION

SCALE:  
1/4" = 1'-0"



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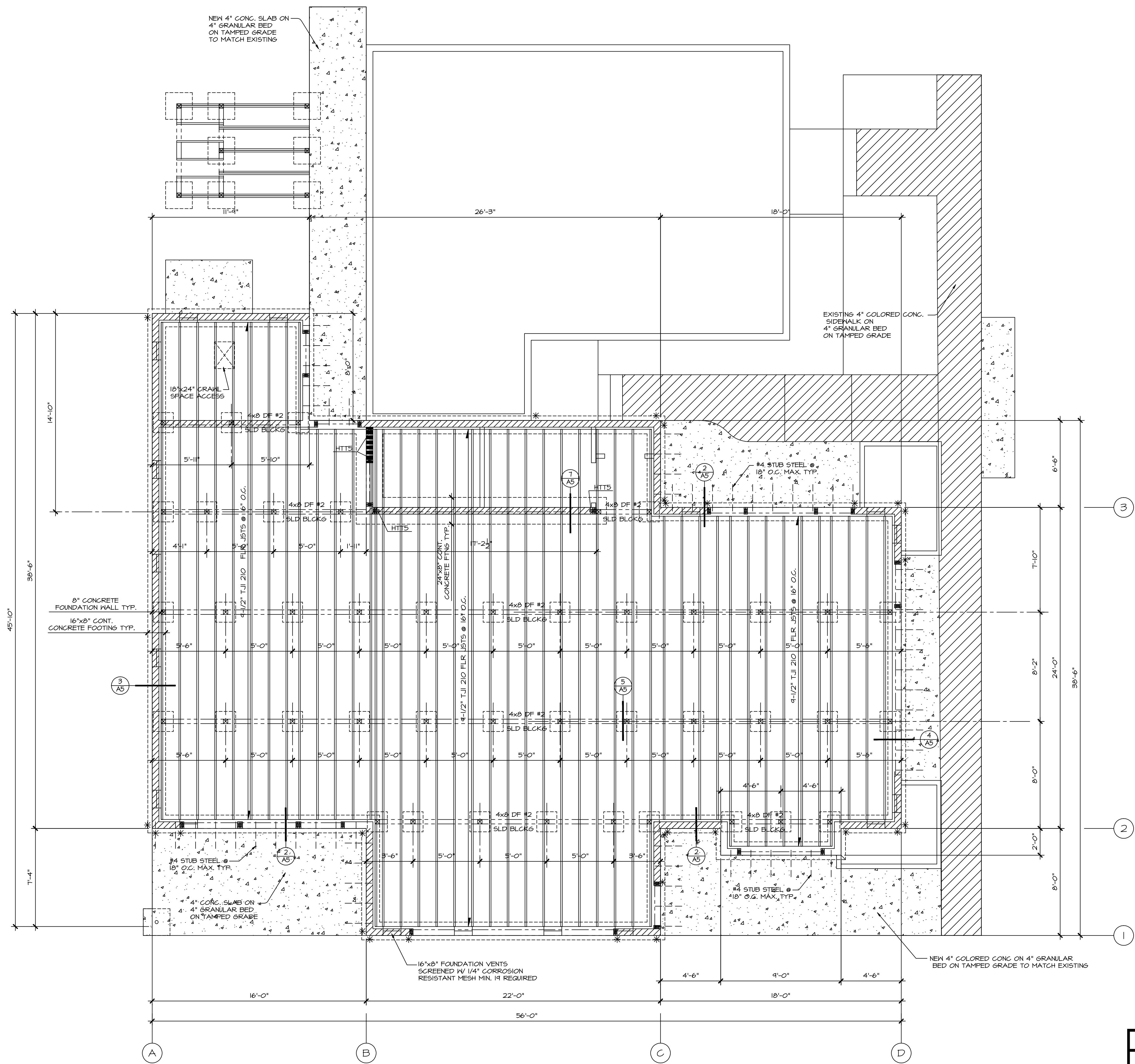
Project:

date: 4-1-15  
permit:  
revisions:

drawn by: RLM  
checked by: RLJ

SHEET  
A1  
OF  
A6

ELEVATIONS



## LEGEND

- BEARING ABOVE
- \* \* INDICATES STD#14 HOLDOWN  
TYPICAL WHERE SHOWN UNLESS  
NOTED OTHERWISE.
- ⋈ POINT LOAD ABOVE
- /// SHEAR WALL PER SCHEDULE
- HW INDICATES HTTS HOLDOWN  
TYPICAL WHERE SHOWN UNLESS  
NOTED OTHERWISE.

## FOUNDATION NOTES

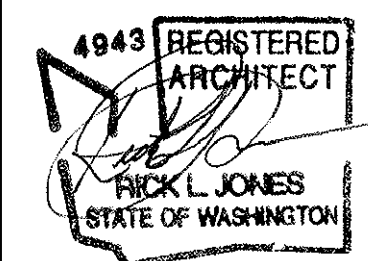
1. PROVIDE CRAWL SPACE DRAIN AT LOW POINT IN CRAWL SPACE.
2. SLOPE ALL CONCRETE STOOPS AND / OR PATIOS  $\frac{1}{4}$ " PER FOOT AWAY FROM DOORWAYS.
3. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR CEDAR.
4. PROVIDE SOLID BLOCKING UNDER BEARING WALLS.
5. PROVIDE 6 MIL. VISQUEEN VAPOR BARRIER WITH 12" OVERLAP AT SEAMS TO TOP OF FOOTING THRU-OUT CRAWL SPACE.
6. FASTENERS INTO OR IN CONTACT WITH PRESSURE-TREATED OR FIRE-RETARDANT WOOD SHALL BE OF TRIPLE ZINC MAX (6105 PER ASTM A653) HOT DIP GALVANIZE (ASTM A123 FOR CONNECTORS AND ASTM 153 FOR FASTENERS AND ANCHORS). SIMPSON T-PITWOOD.
7. ANCHOR BOLTS FOR PRESSURE TREATED SILL PLATES TO FOUNDATION WALLS TO BE 3" DIAMETER WITH 7 INCH EMBEDMENT INTO CONCRETE AND MAXIMUM SPACING OF 48 INCHES ON CENTER UNLESS NOTED OTHERWISE ON THE PLANS. MINIMUM 2 BOLTS PER SILL PLATE PIECE. ONE BOLT TO BE PLACED WITHIN 12 INCHES OF EACH END OF SILL PLATE.

## CRAWL SPACE VENTILATION CALCCS

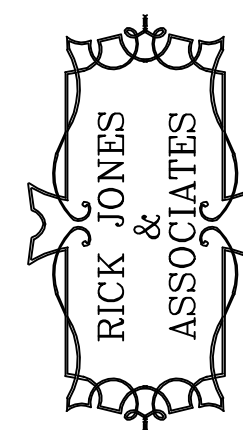
1874 SF OF CRAWL SPACE AREA  
1874 SF / 150 = 12.52  
12.52 / .75 = 16.70 SF  
16.70 SF x 144 IN<sup>2</sup>/SF = 2405 SI  
2405 SI TOTAL VENT AREA REQUIRED  
VENT AREA = 128 SI  
2405 / 128 = 19 NUMBER OF VENTS REQUIRED

## FOUNDATION PLAN

SCALE:  
1/4" = 1'-0"



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North Bend, WA 98045  
www.rickjonesandassociates.com

project:  
HOME OFFICE  
154 FRONT STREET  
ISSAQUAH, WA

date: 4-1-15  
permit:  
revisions:

drawn by: RLM  
checked by: RLJ

SHEET

A2  
OF  
A6

FOUNDATION  
PLAN

Architectural floor plan of a building with three units: Unit A (472 SF), Unit B (1081 SF), and an Existing Unit (1810 SF). The plan shows the layout of rooms, fixtures, and dimensions.

**Unit A (472 SF):** Located on the left side of the plan. It includes a staircase, a mechanical room (MECH), and various utility areas. Dimensions include 8'-0" and 30'-6".

**Unit B (1081 SF):** Located in the center of the plan. It includes a living area, a kitchen, and a bathroom. Dimensions include 11'-4", 4'-3", 22'-0", and 18'-0".

**Existing Unit (1810 SF):** Located on the right side of the plan. It includes a living area, a kitchen, and a bathroom. Dimensions include 11'-4", 4'-3", 22'-0", and 18'-0".

**Other Features:** The plan includes a staircase, a mechanical room (MECH), a gas meter, an electric meter, a bench, landscaping, and a metal trellis. Dimensions for the overall building are 56'-0" by 46'-6".

	INDICATES SHEAR WALL REFER TO SCHEDULE ON SHEET D4
	INDICATES M5T48 STRAP TYPICAL N148 SHOWN UNLESS NOTED OTHERWISE
	INDICATES STD14RJ HOLDOWN TYPICAL N148 SHOWN UNLESS NOTED OTHERWISE
	FAN (VENT TO OUTSIDE) 50 CFM MIN. TYP. 150 CFM AT LAUNDRY ROOM
	SMOKE DETECTOR 110V INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP
	CARBON MONOXIDE DETECTOR 110V INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP
	WALL MOUNTED LIGHT FIXTURE (OR SCONCE)
	RECESSED LIGHT FIXTURE

1. ALL EXTERIOR WARM WALL TO BE 2x6 STUDS 16" O.C., TYPICAL, WITH R-21 INSULATION.
2. ALL HEADERS ON MAIN FLOOR TO BE 4x10 DOUGLAS FIR #2 UNLESS NOTED OTHERWISE.
3. FUR-OUT HEADERS TO MATCH 2x6 WALLS.
4. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS.
5. IN-LINE FRAMING - SINGLE TOP PLATE STRAP @ SPLICES AND CORNERS, EXCEPT AS NOTED FOR SHEAR TRANSFER.
6. FASTENERS INTO OR ON FIRE-RETARDING FLOORING - TREATED OR FIRE-RETARDANT WOOD SHALL BE OF TRIPLE ZINC (XZN3) (63 PER ASTM A653) HOT DIP GALVANIZED (ASTM A123) FOR CONNECTORS AND ASTM 153 FOR FASTENERS AND ANCHORS). SIMPSON T-PYWOOD.

NEW SPACE	1623 SF
RESTROOMS	154 SF
MECHANICAL	100 SF

SCALE:
1/4" = 1'-0"


date:	4-1-15
permit:	
revisions:	

drawn by: RLM  
checked by: RLJ

SHEET

OF

HOMME OFFICE  
54 FRONT STREET  
ISSAQUAH, WA



RICK JONES  
 &  
 ASSOCIATES

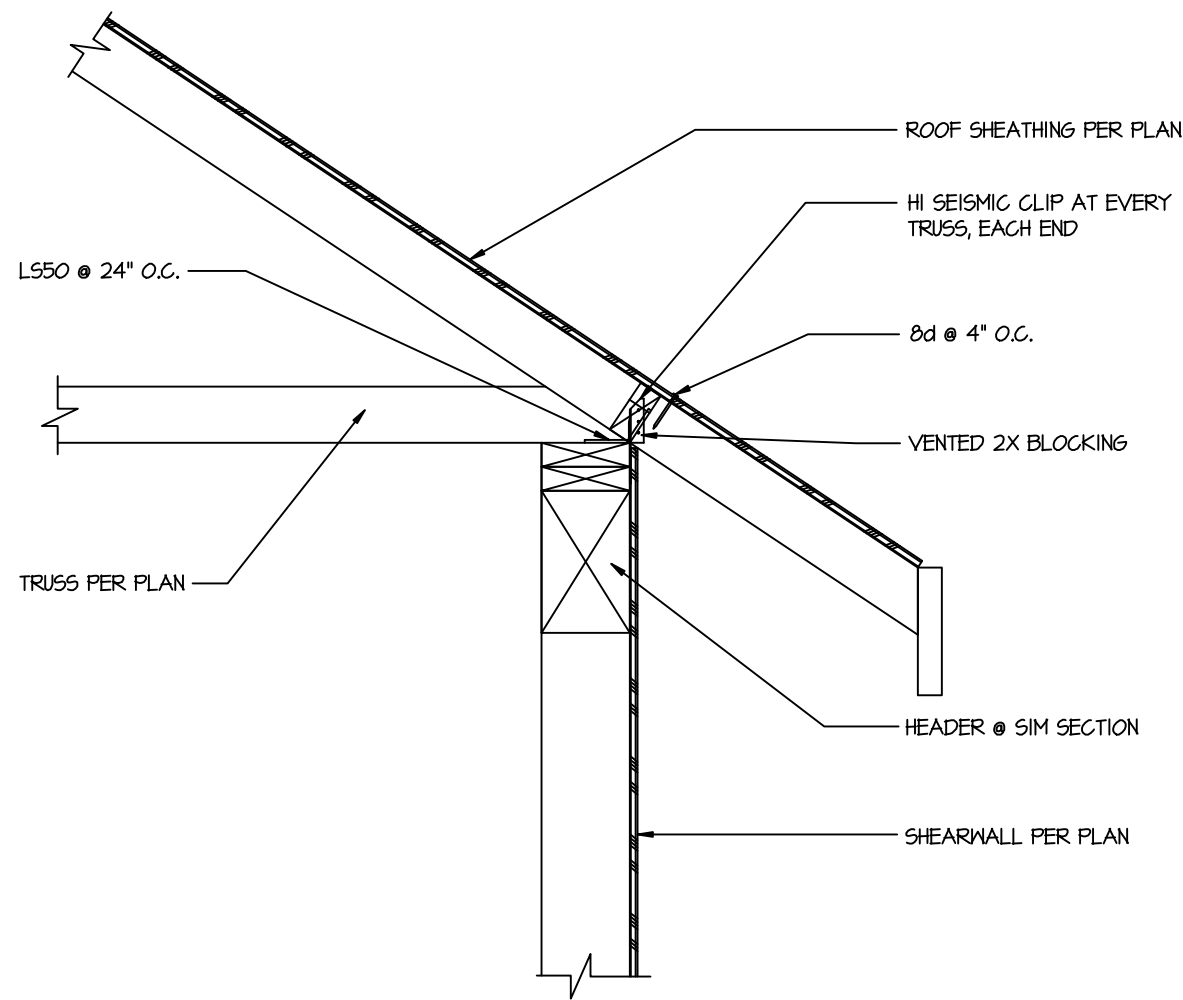
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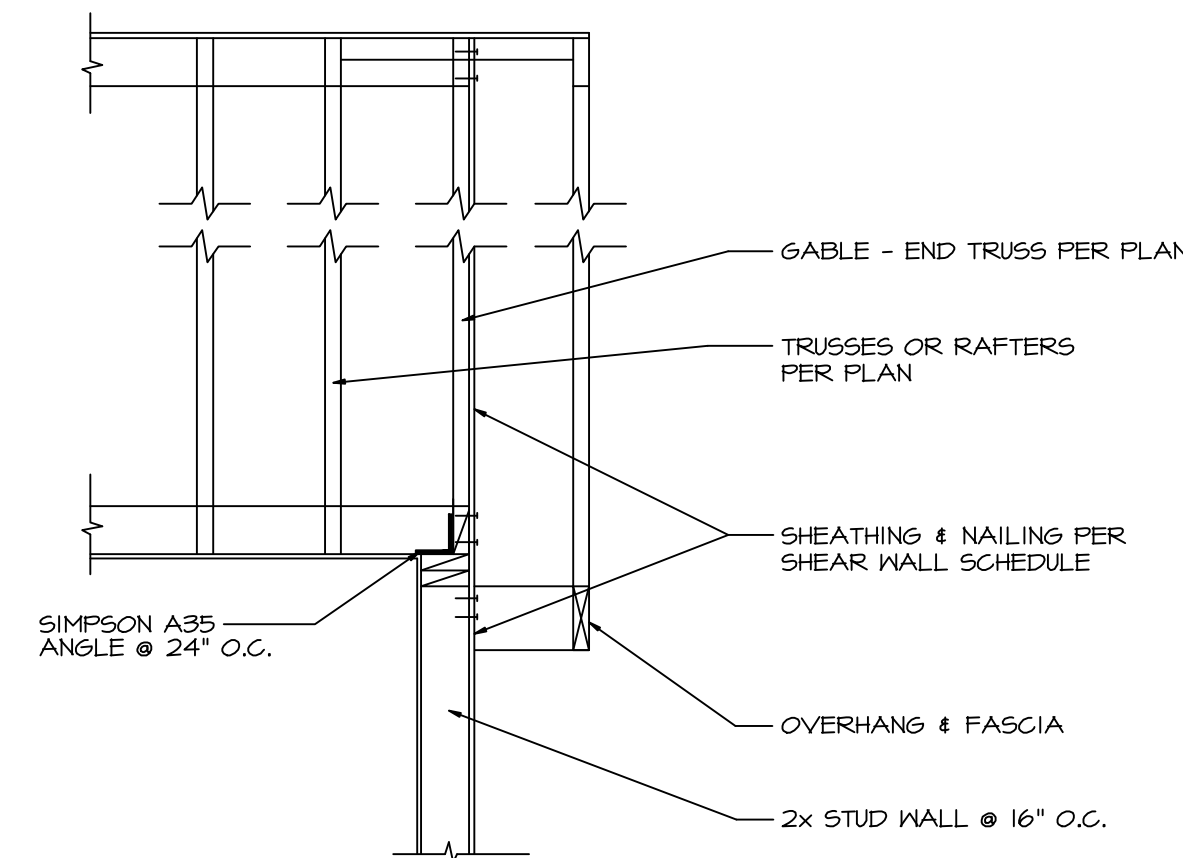
4943 REGISTERED  
ARCHITECT  
RICK L. JONES  
STATE OF WASHINGTON

# MAIN FLOOR PLAN



1 TRUSS TO SHEAR WALL

SCALE:  
1" = 1'-0"



3 TYPICAL SHEAR WALL TO ROOF CONNECTION

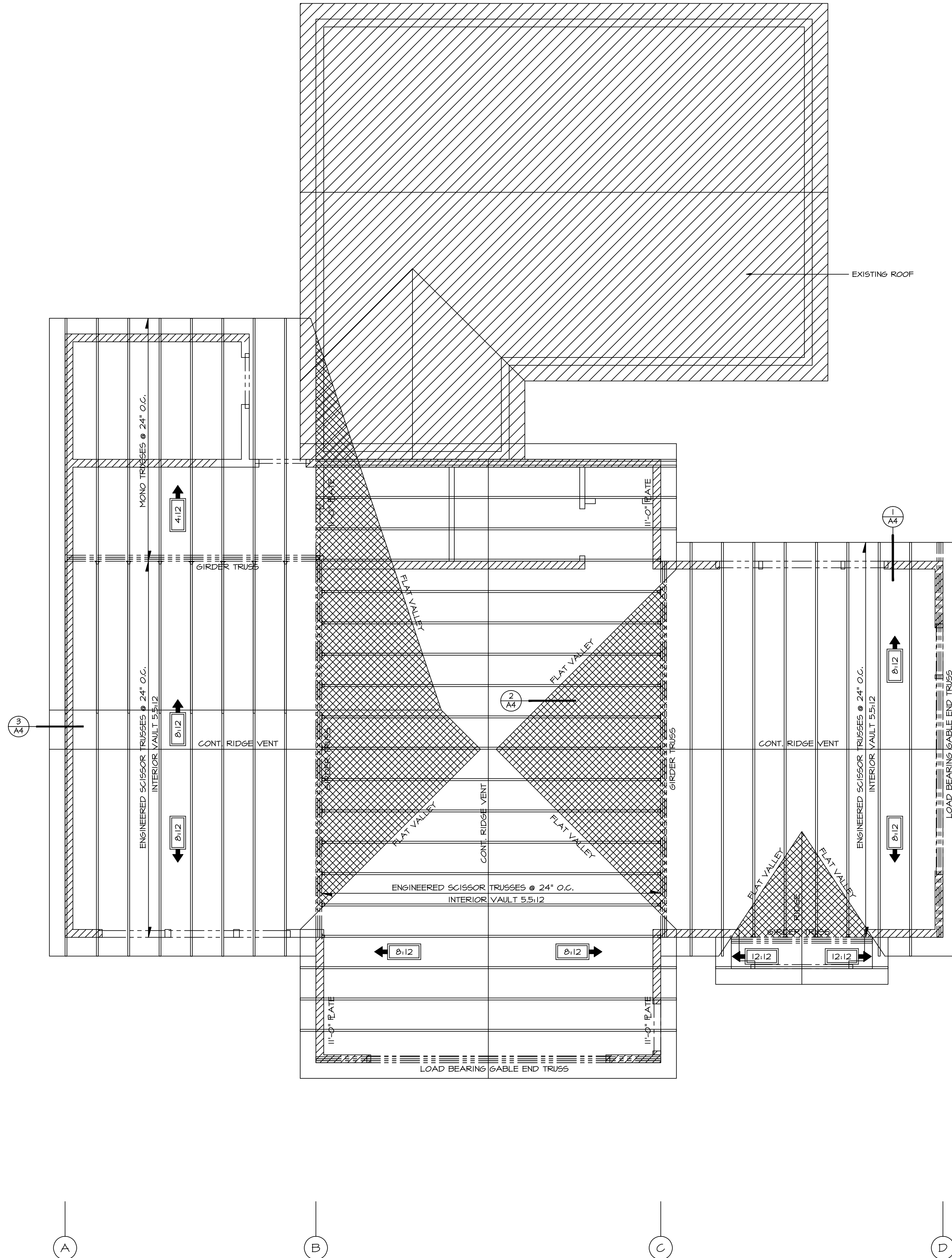
SCALE:  
N.T.S.

#### TRUSS NOTES

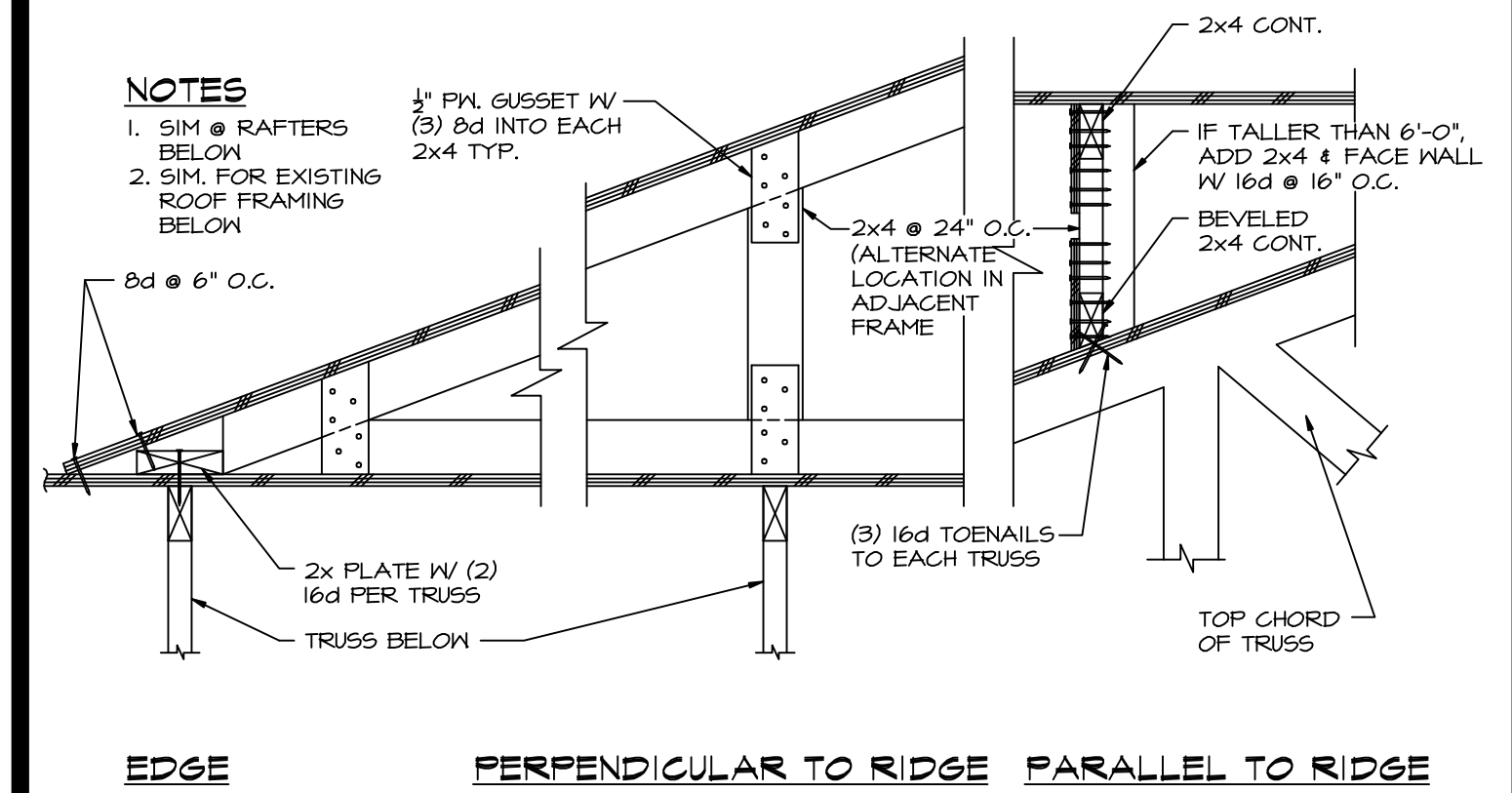
- ALL TRUSSES SHALL HAVE:
1. STRESS ANALYSIS AND DRAWINGS / DETAILS STAMPED BY A STATE REGISTERED ENGINEER.
2. MANUFACTURER'S STAMP ON PRE-MANUFACTURED TRUSSES.
3. BRACED TO MANUFACTURER'S SPECIFICATIONS.
4. STRESS ANALYSIS AND DETAILS SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR APPROVAL AND SHALL BE KEPT ON SITE FOR FRAMING INSPECTION.
5. TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OR ENGINEERING CALCULATIONS.
6. ALL TRUSSES SHALL HAVE SIMPSON HI CLIPS AT ENDS, EVERY OTHER TRUSS, 48" O.C. WHERE END TRUSSES ARE PARALLEL W/ WALL USE SIMPSON L30 @ MID-SPAN.
7. USE SIMPSON STC CLIPS @ ALL TRUSSES OVER NON-BEARING WALLS.
8. TRUSSES SHALL BE LEGIBLY BRANDED W/ MANUFACTURER'S NAME, DESIGN LOADS, AND REQUIRED SPACING, WITHIN 2'-0" OF THE CENTER SPAN ON THE BOTTOM CHORD.
9. BUILDER TO FIELD MEASURE TRUSS SPANS PRIOR TO MANUFACTURING.
10. UNINHABITABLE ATTICS WITHOUT STORAGE MUST BE DESIGNED WITH A BOOTOM CHORD LIVE LOAD OF 10# PSF. PER IRC TABLE 1601.1

#### ROOF FRAMING NOTES

1. CUT RAFTER TAILS TO MATCH 2x TRUSSES.
2. CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER.
3. ROOF PITCH SHALL BE 3:12 UNLESS NOTED OTHERWISE.
4. USE SIMPSON HI CLIPS @ 24" O.C. AT ENDS OF TRUSSES AND RAFTERS.
5. USE SIMPSON L30 CLIPS TO CONNECT TRUSSES AND/OR CEILING JOISTS TO PERPENDICULAR WALLS AT MID-SECTION.
6. USE SIMPSON STC CLIPS AT NON-BEARING WALLS.
7. 2x8 RAFTERS @ 24" O.C. / 2x8 CEILING JOISTS @ 24" O.C. TYPICAL UNLESS NOTED OTHERWISE. (MAXIMUM SPAN = 13'-7")
8. PROVIDE DOUBLE RAFTERS UNDER DORMER CRIPPLE WALLS UNLESS NOTED OTHERWISE.
9. MINIMUM 8'-0" SPLICES AT BUILT-UP HIPs AND VALLEYS, NAIL TOGETHER WITH 2 ROWS OF 16d NAILS @ 6" O.C. (OVER FRAMING) CONTINUOUS.
10. ROOF FLASHING SHALL BE PROVIDED AND COMPLY W/ IRC 2003, SECTIONS R403.2 & R405.2.8.



ROOF FRAMING PLAN

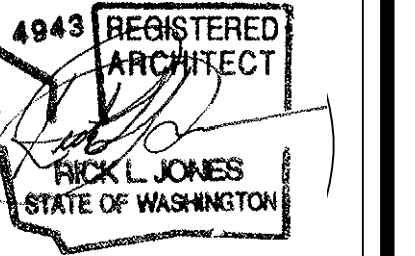


2 TYPICAL ROOF OVERLAY FRAMING

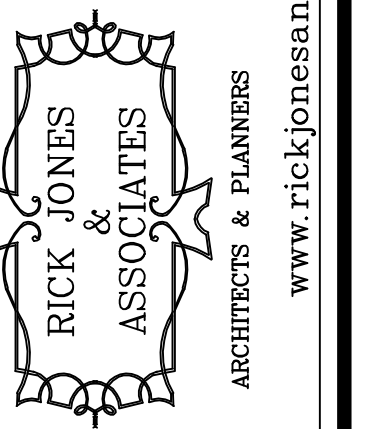
SCALE:  
N.T.S.

Roof Venting			
ROOF VENTING CALCULATIONS			
Roof Area:			1879 sq./ft.
Ventilation Required:	1879 sq./ft. x 144 sq./in./300	=	901.92 sq./in.
80% At 36" minimum Above Eave (max 80%)		=	721.536 sq./in.
20% At Eaves		=	180.384 sq./in.
Roof Jacks @ 50 sq./in. Each		=	0 sq./in.
71 Standard Comp Ridge Vent @ 17 sq./in./ft.		=	1207 sq./in.
0 Metal Roof Ridge Vent @ 29 sq./in./ft.		=	0 sq./in.
0 Side Roof Half Vent @ 8.5 sq./in./ft.		=	0 sq./in.
62 Lineal Ft of Eave Venting @ 3.3 sq./in./ft.		=	204.6 sq./in.
[[3] 2" dia. Holes per block @ each bay]			
Lineal Ft of Eave Venting @ 1.65 sq./in./ft.		=	0 sq./in.
[[3] 2" dia. Holes per block @ alt. bays]			
0 Continuous Soffit Vent @ 10 sq./in./ft.		=	0 sq./in.
0 Gable End Vent (12 in. x 12 in.) x 70%		=	0 sq./in.
0 Cupola Vent (30 in. x 32 in.) x 45%		=	0 sq./in.
0 Gable End Vent (18 in. x 24 in.) x 70%		=	0 sq./in.
0 Gable End Vent (24 in. x 24 in.) x 70%		=	0 sq./in.
Total Venting @ 36" (min.) Above Eaves		=	1207 sq./in.
Total Venting @ Eaves		=	204.6 sq./in.
TOTAL SQ.IN. OF VENTING PROVIDED		=	1411.6 sq./in.

SCALE:  
1/4" = 1'-0"



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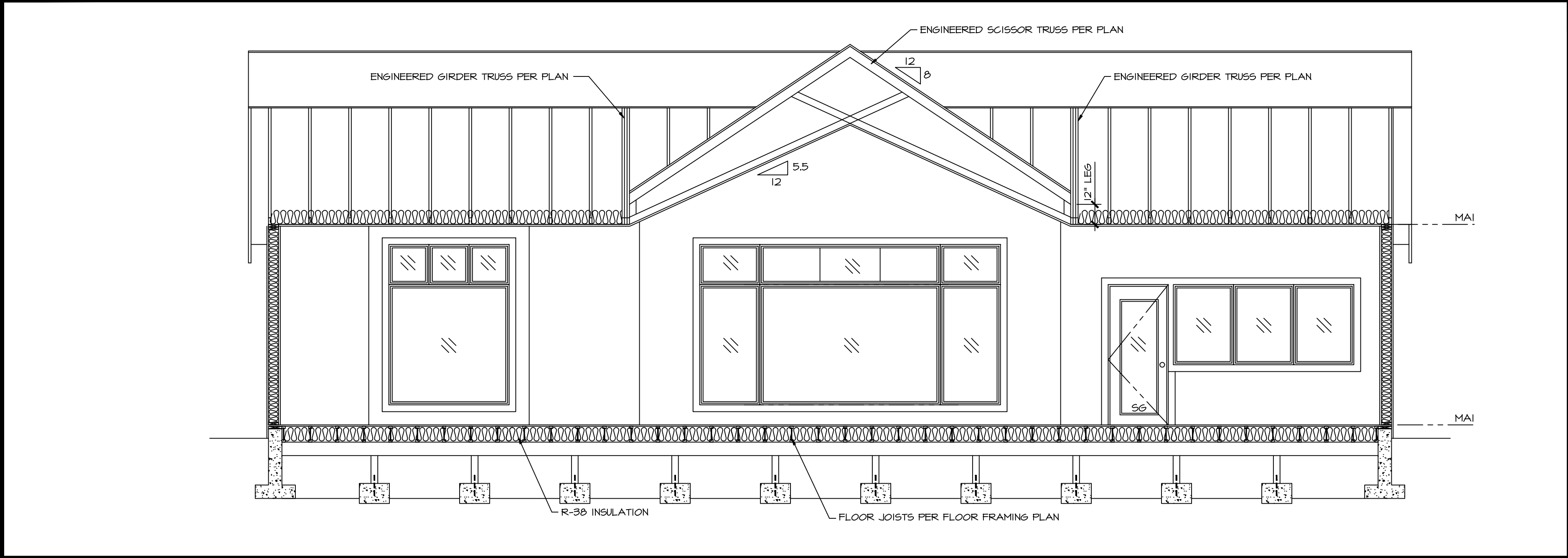
project:

date: 4-1-15  
permit:  
revisions:

drawn by: RLM  
checked by: RLJ

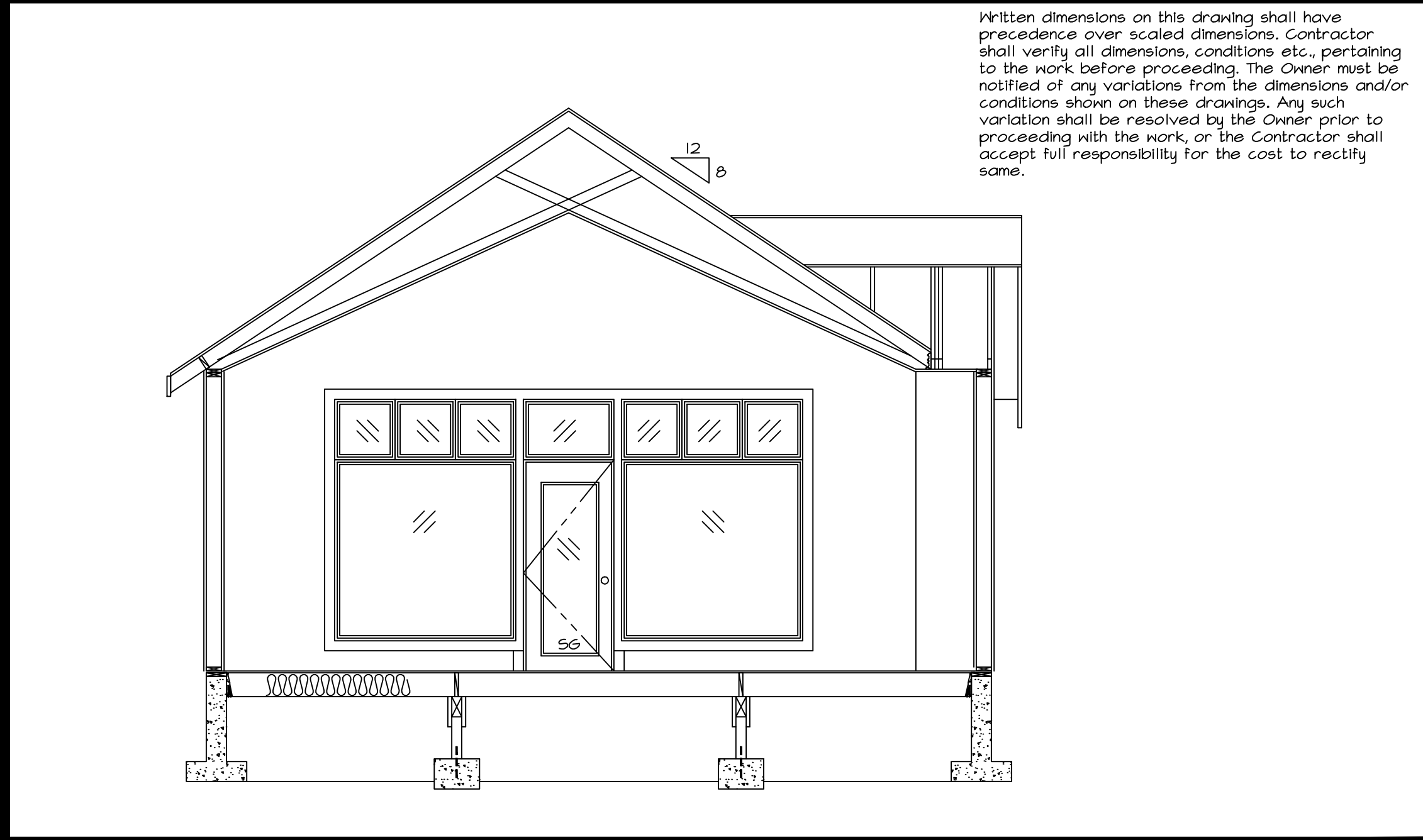
SHEET  
A4  
OF  
A6

ROOF  
FRAMING PLAN



SECTION A - A

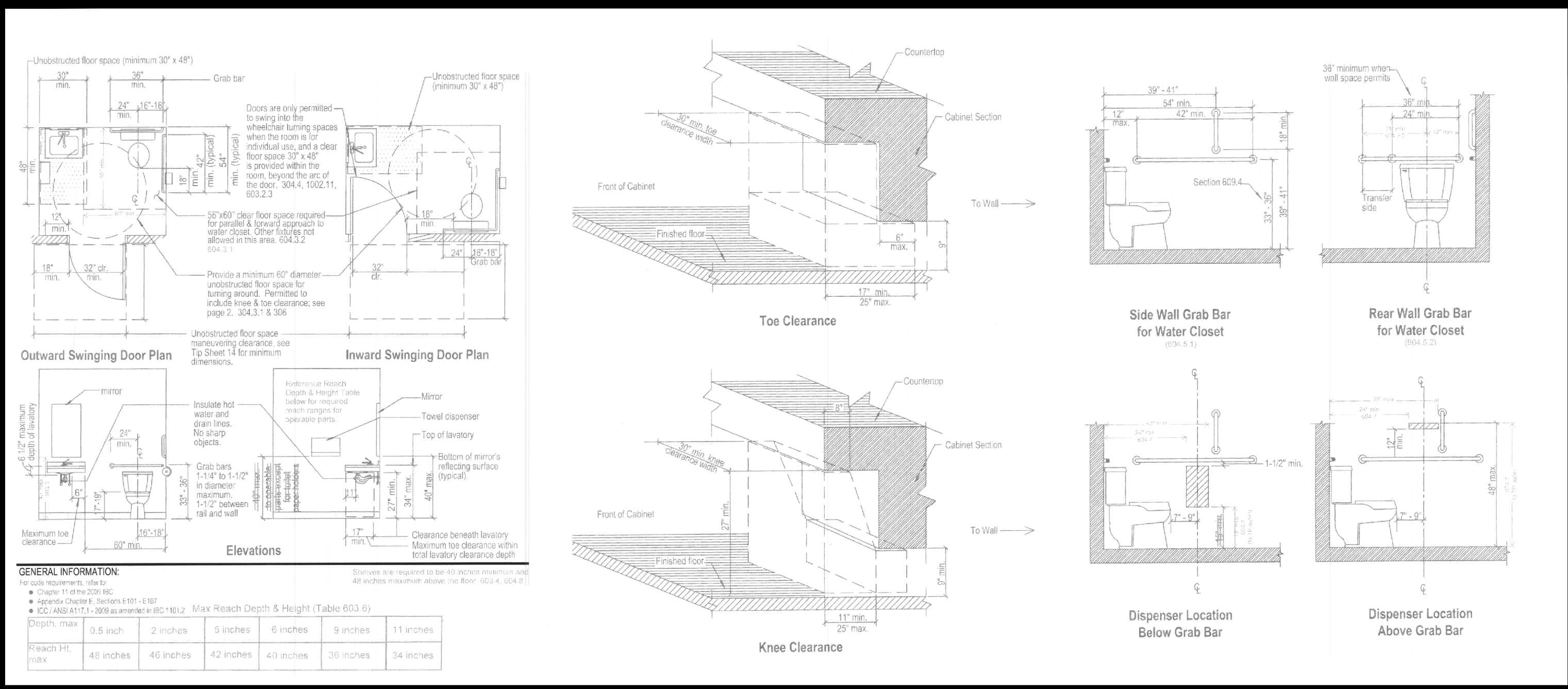
SCALE:  
1/4" = 1'-0"



SECTION B - B

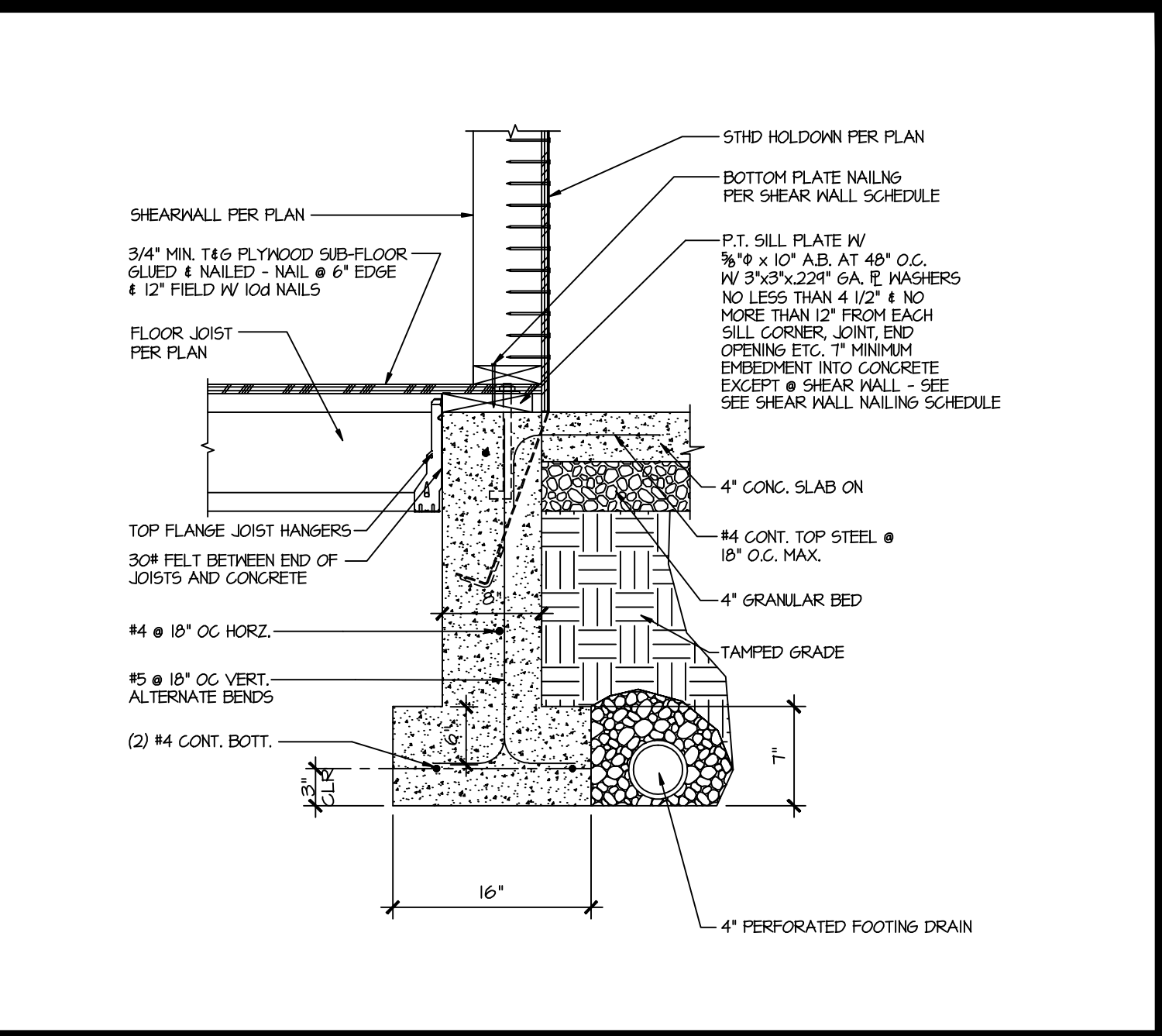
SCALE:  
1/4" = 1'-0"

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



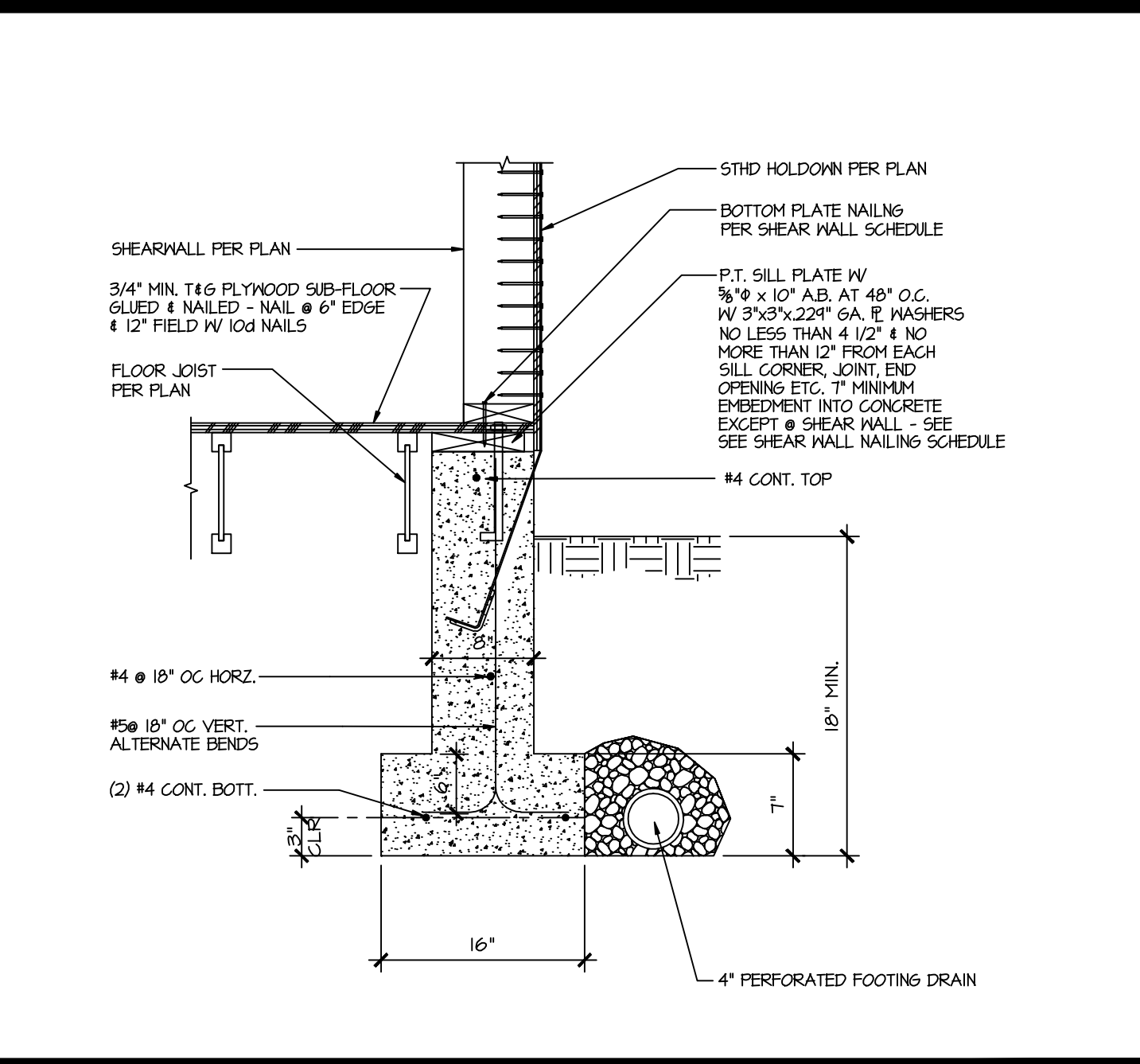
HC RESTROOM MIN. REQUIREMENTS

SCALE:  
N.T.S.



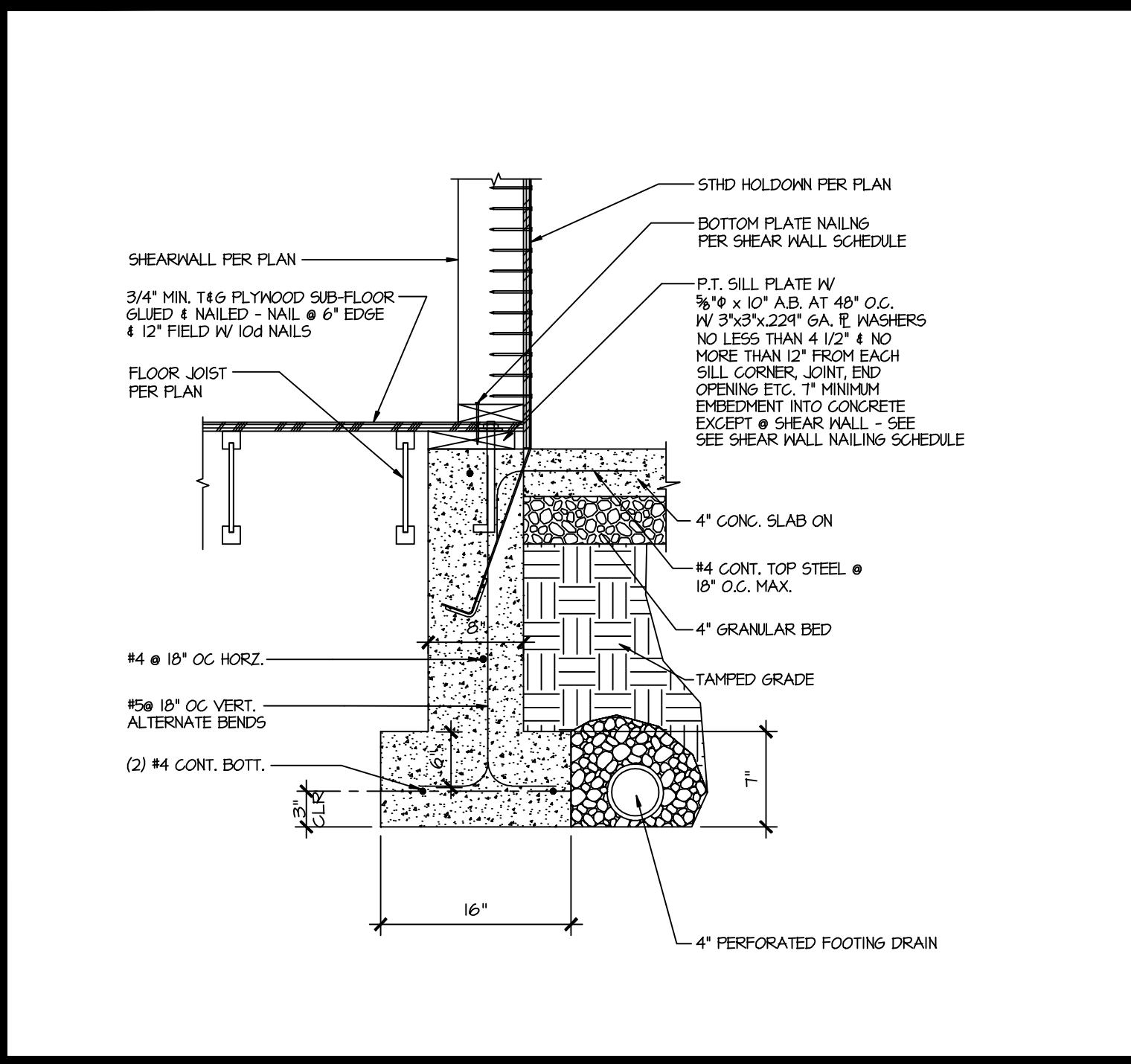
2 RAISED FOUNDATION @ PORCH

SCALE:  
1" = 1'-0"



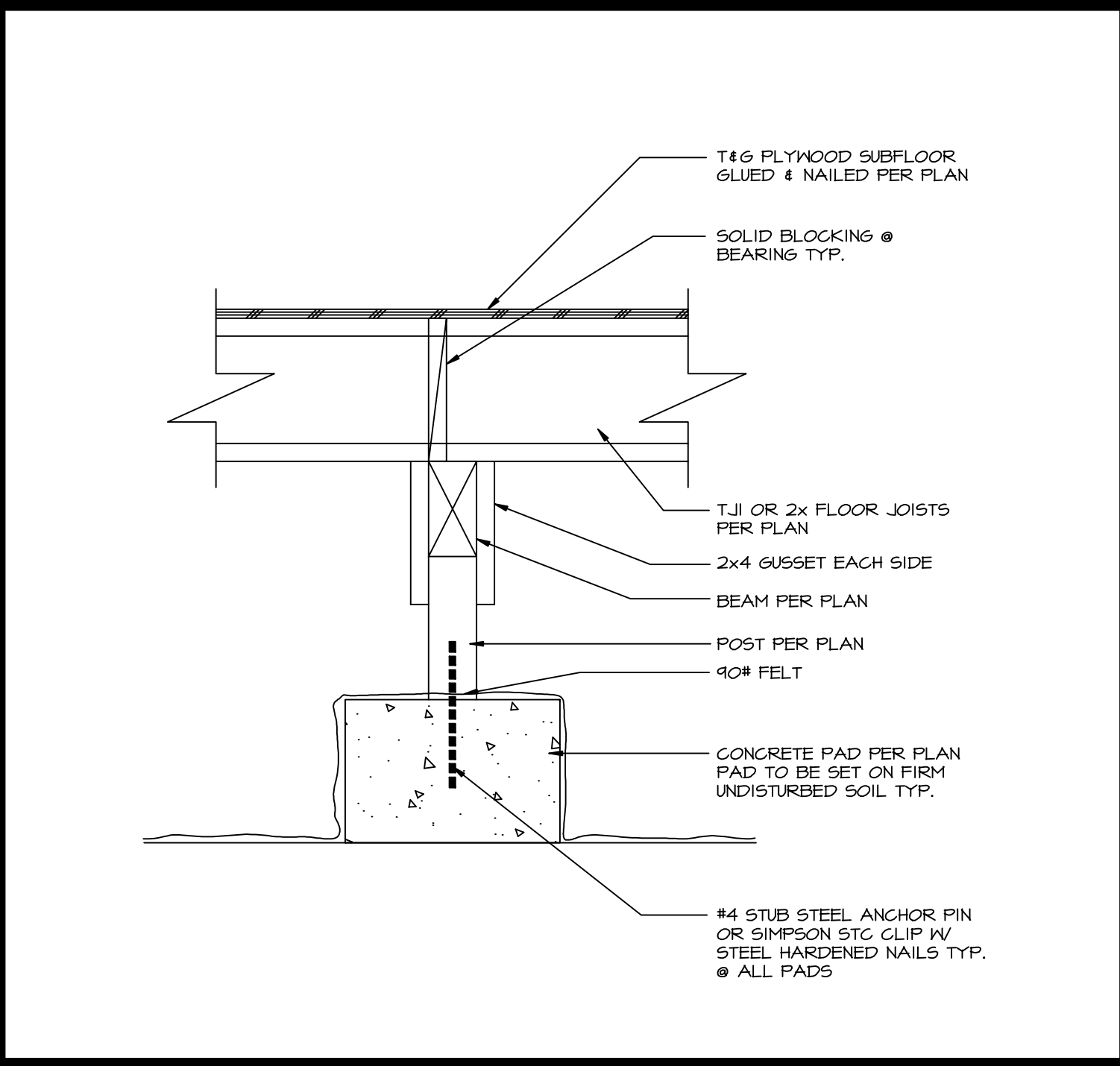
3 RAISED FOUNDATION

SCALE:  
1" = 1'-0"



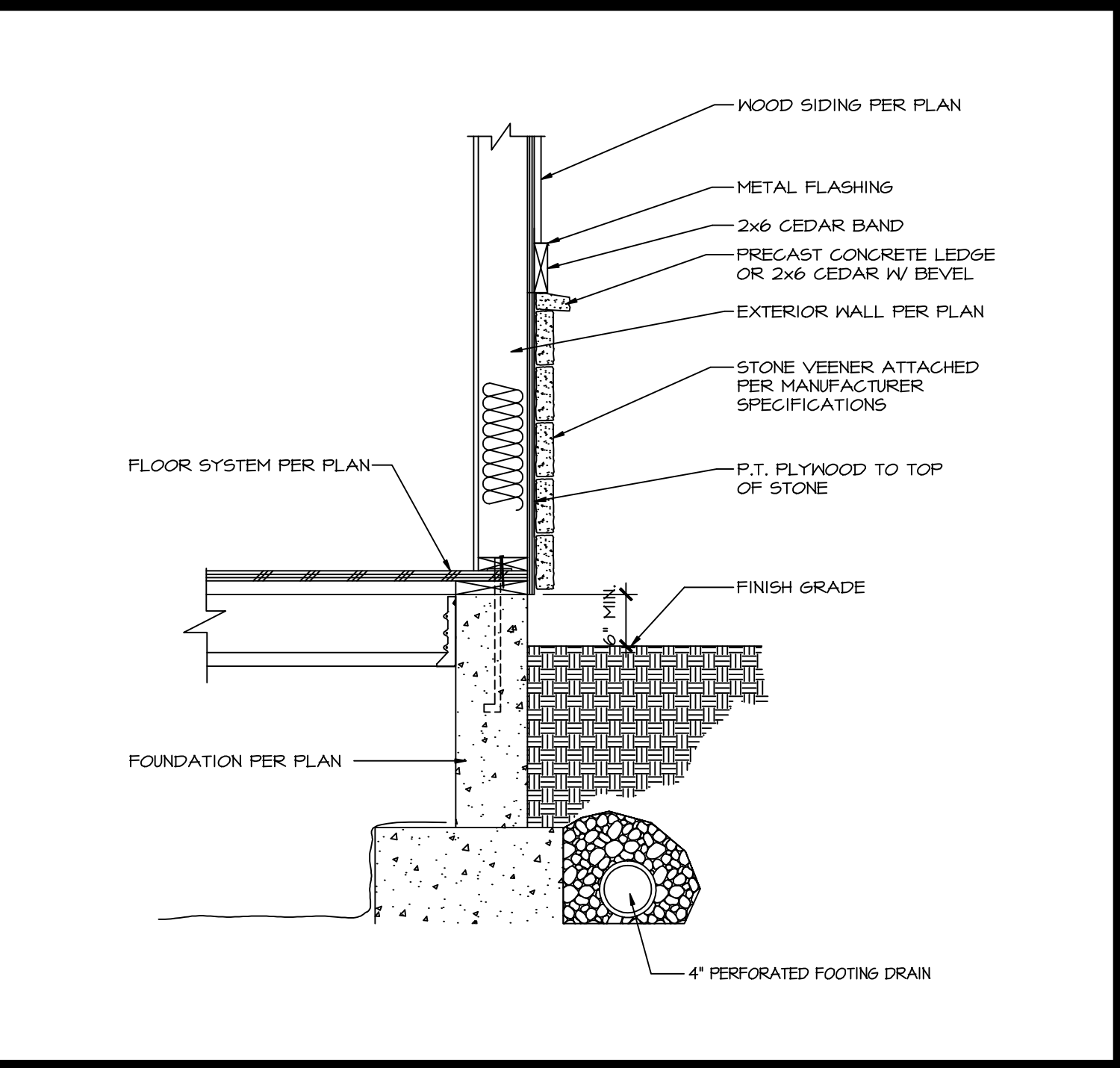
4 RAISED FOUNDATION @ PORCH

SCALE:  
1" = 1'-0"



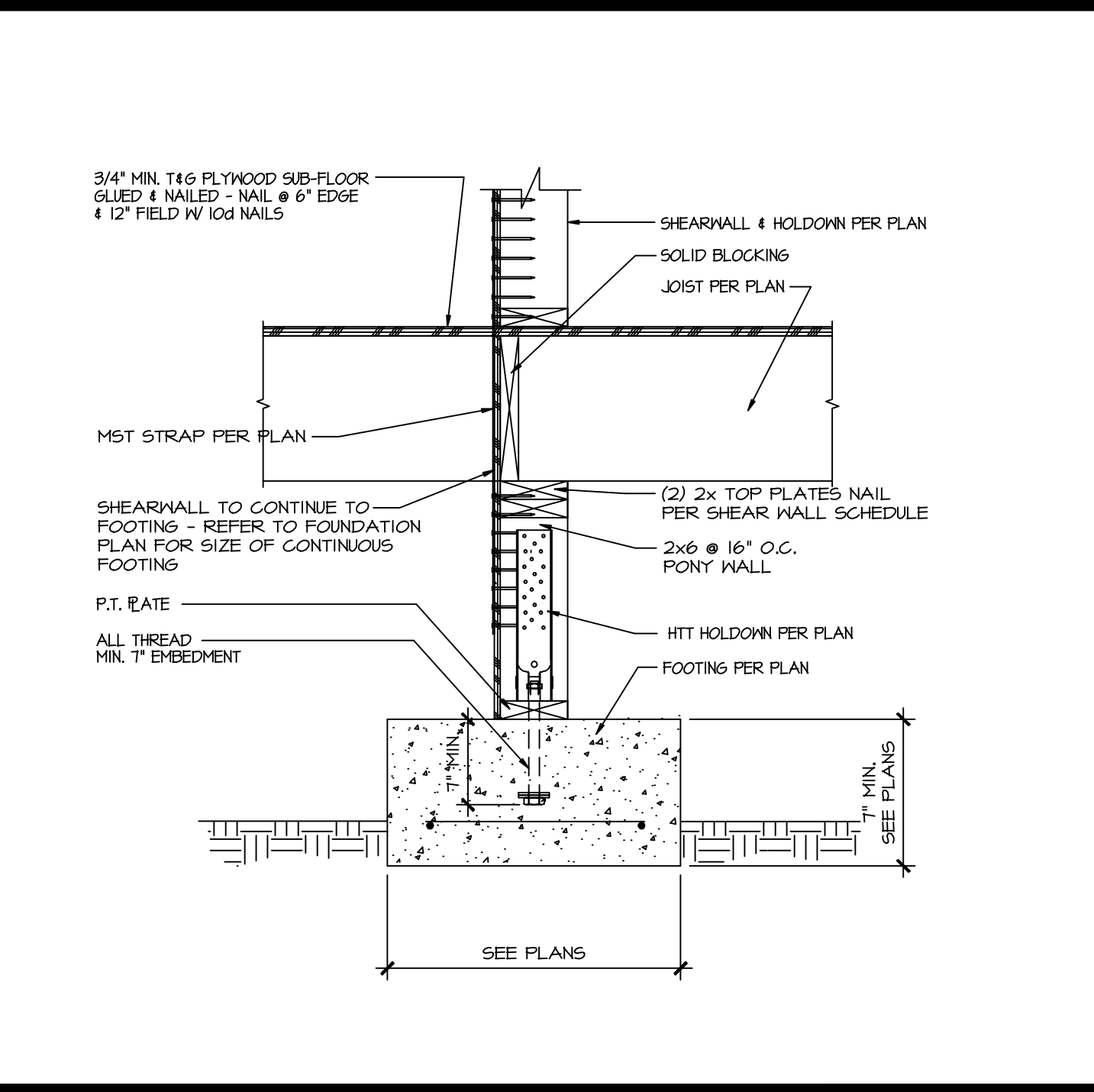
5 FLOOR JOISTS SET ON POST & BEAM

SCALE:  
1" = 1'-0"



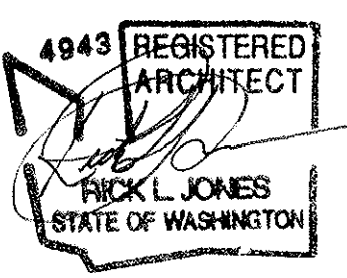
6 WOOD SIDING TO STONE VENEER

SCALE:  
3/4" = 1'-0"



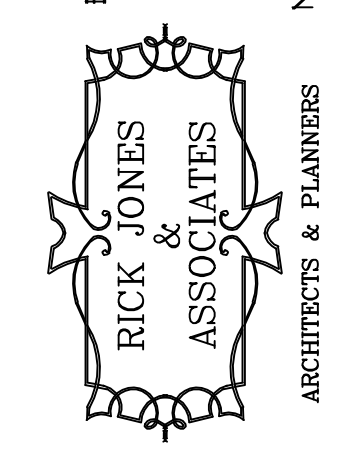
7 HOLDOWN / ALL THREAD INTO FOOTING

SCALE:  
1" = 1'-0"



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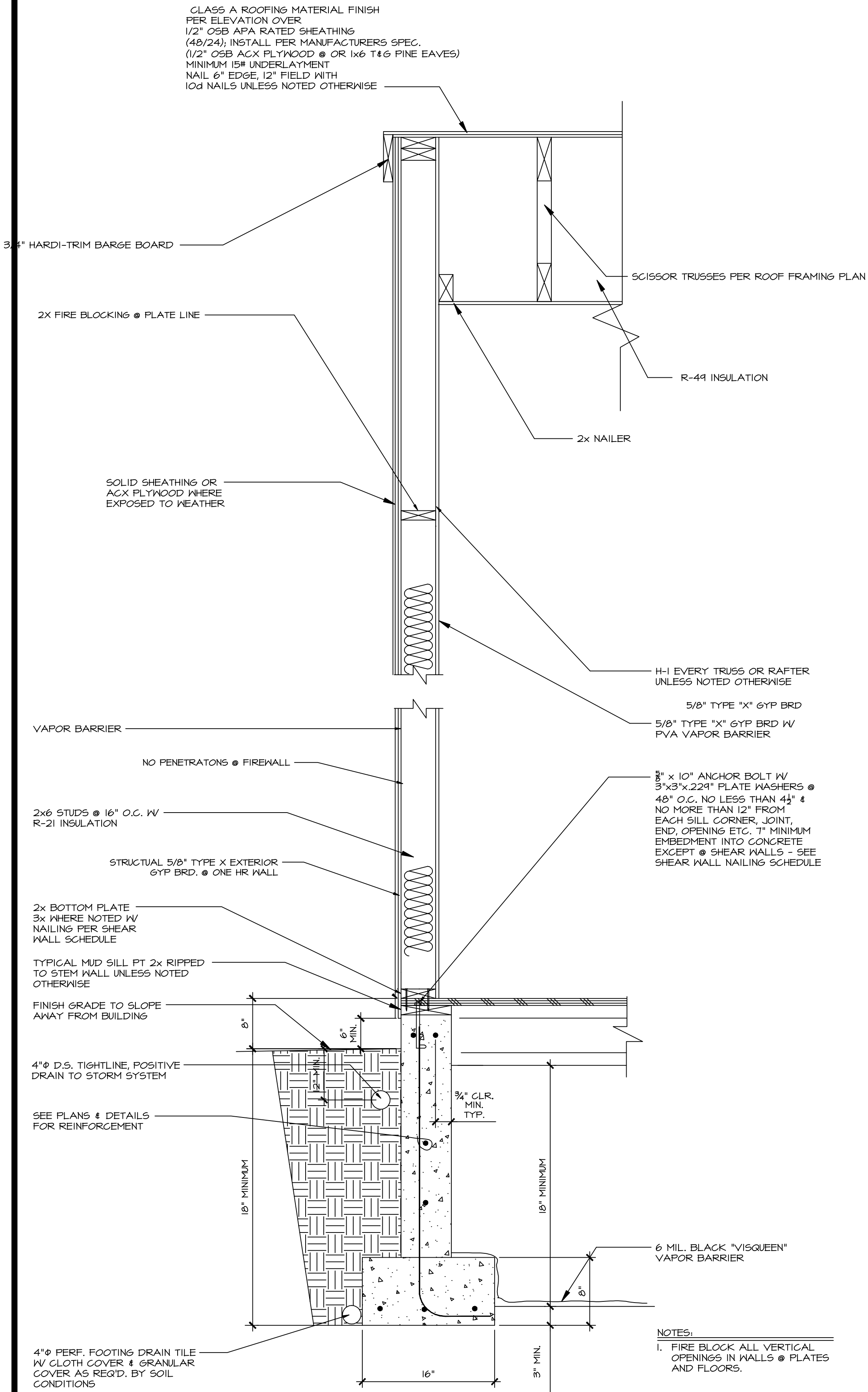
Project:

date: 4-1-15  
permit:  
revisions:

drawn by: RLM  
checked by: RLJ

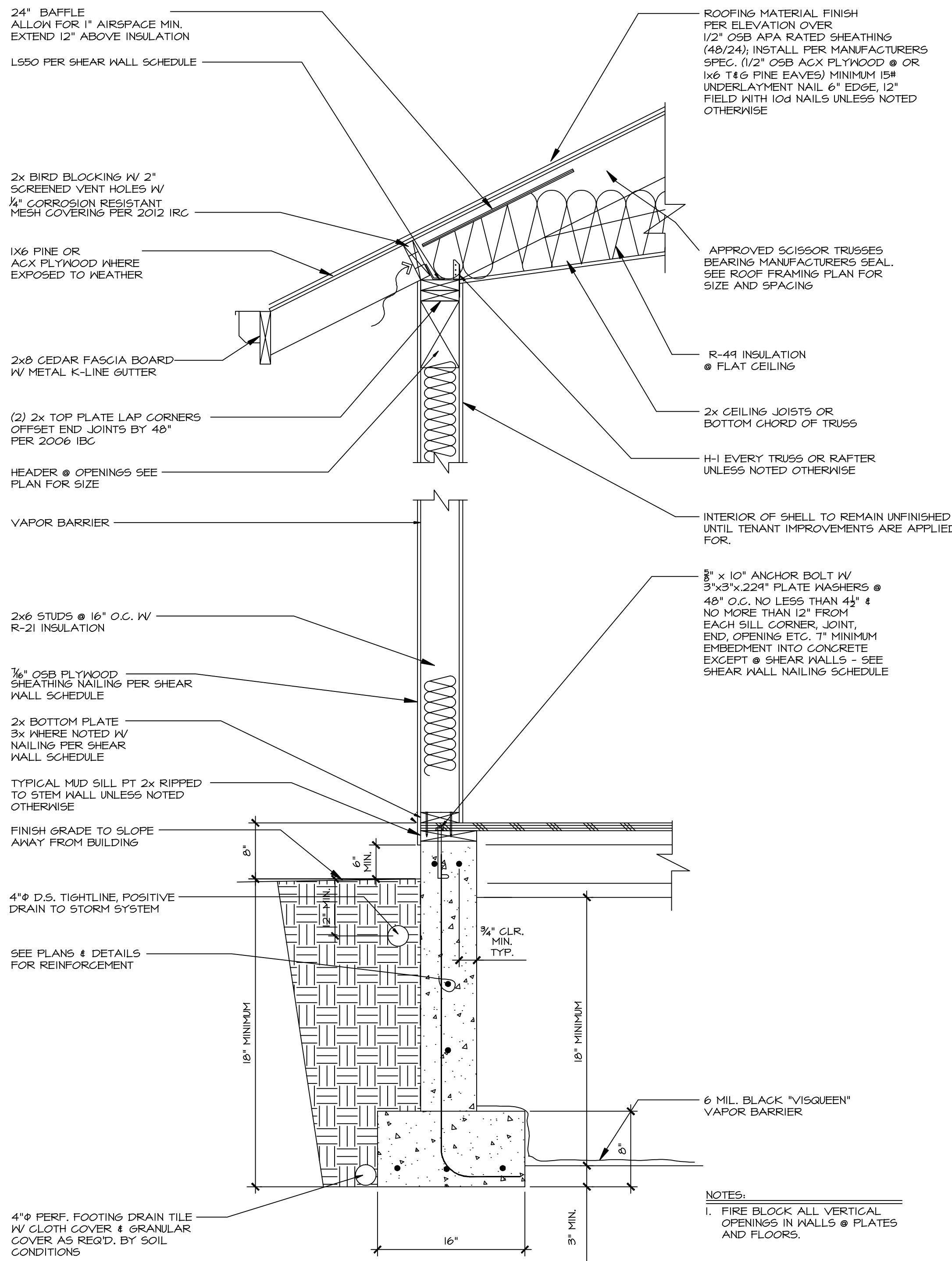
SHEET  
A5  
OF  
A6

SECTIONS



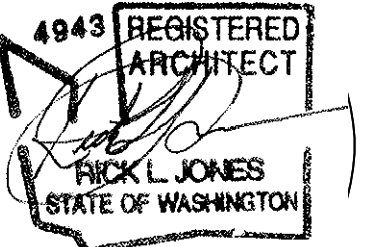
1 HR GABLE END DETAIL

SCALE:  
N.T.S.

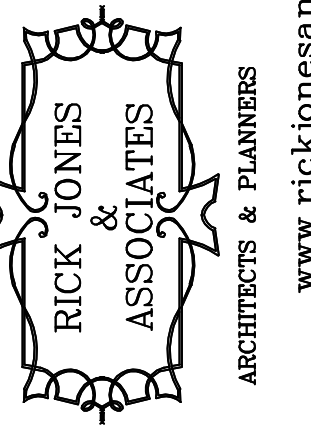


TYPICAL WALL SECTION

SCALE:  
N.T.S.



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SHEET  
A6  
OF  
A6

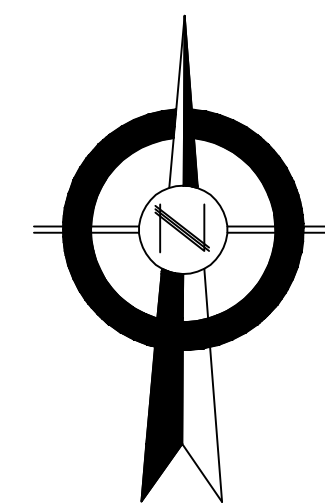
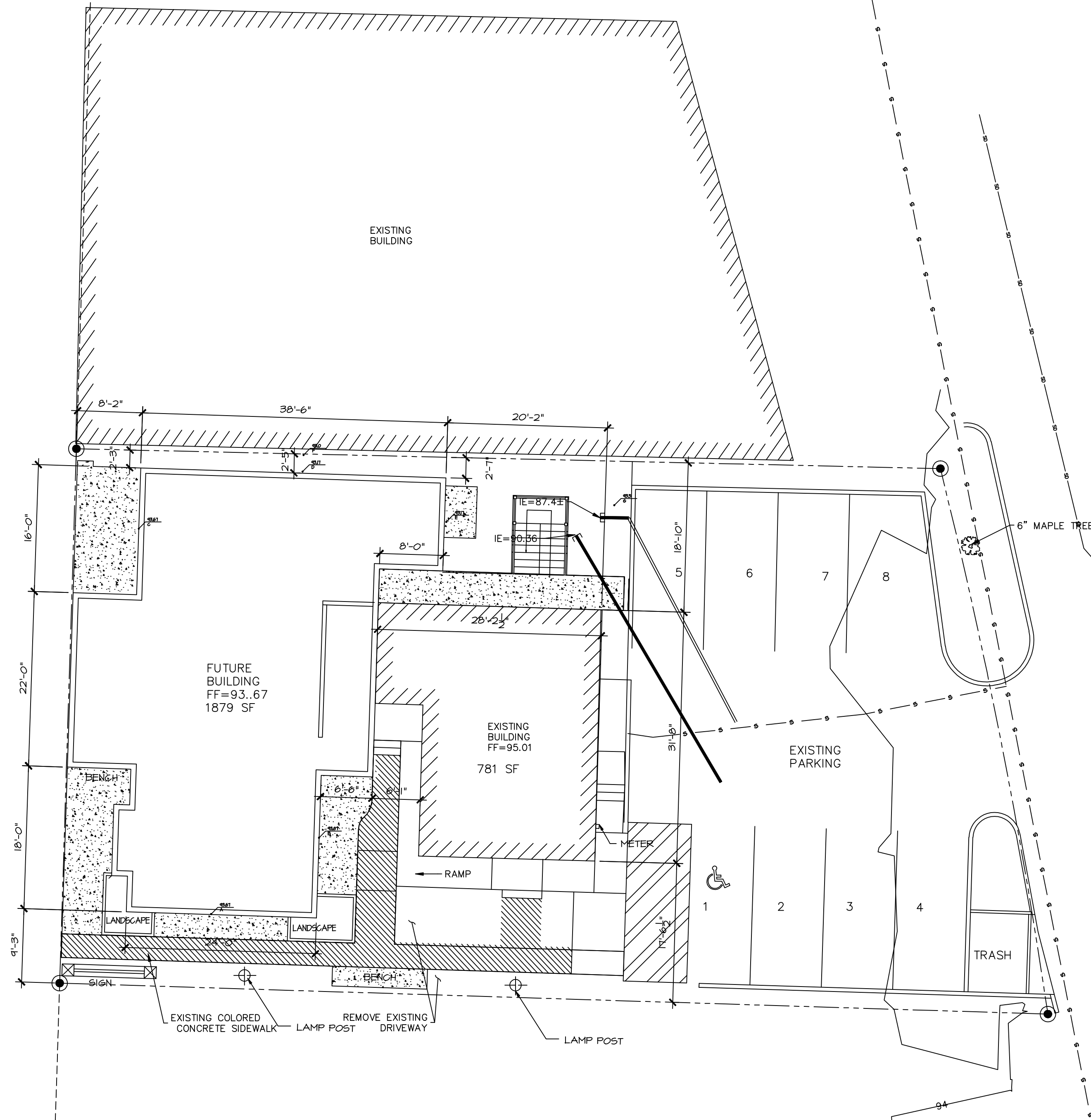
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PARCEL INFO	
PARCEL NO:	160060-0030

LEGAL DESCRIPTION	
SCHMIDTS 1ST ADD TO GILMAN LOT 6 LESS N 25 FT THOR 4 LESS ADDITIONAL FOR SD LOT 6 DAF - BEG AT NW CORN OF N 25 FT SD LOT 6 WITH E MEN OF FRONT ST TH S 1-41-36 W ALG SD E MEN 260 FT TH S 88-30-44 E 105 FT TO NLY MEN OF BN RR R/W TH N 14-57-26 W ALG SD NLY MEN 213 FT TO S LN OF N 25 FT SD LOT 6 TH N 88-12-22 W 104.36 FT TO BEG TOW ALL OF LOT 1 & N 10 FT OF LOT 8 - AKA LOT B OFF ISSAQUAH LOT LN ADJ. P.L.A.-42-03 REC #1212040436	

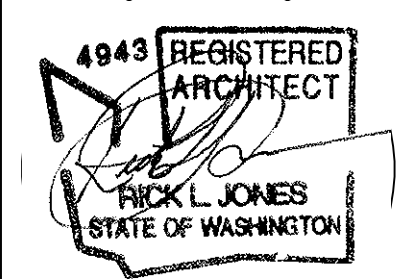
LOT AREA	7980 SF
EXISTING PARKING	2720 SF
EXISTING STRUCTURE	781 SF
EXISTING WALKWAYS	675 SF
PROPOSED STRUCTURE	1879 SF
PROPOSED SIDEWALK/PORCH	559 SF
PADS	
TOTAL	6614 SF
6614/7980=82.8% < 85%	

FRONT STREET N.



SITE PLAN

SCALE:  
1" = 10'-0"



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ARCHITECTS & PLANNERS

project: HOMME OFFICE  
154 FRONT STREET  
ISSAQUAH, WA

date: 9-16-14  
permit:  
revisions: 10-2-14

drawn by: RLM  
checked by: RLM

SHEET  
OF

SITE PLAN